TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached here to and made a part hereof, hereby petition for a Variance from Section _1.802.3. C.1 to permit rear yard setbacks of 12 feet (Lot 106A) and 19 feet (Lot 106B) instead of the required 30 feet; and Section 301.1 to permit a rear yard setback of 16 feet (Lot 106B) for an open projection instead of the

required 42.5 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; fc. the following reasons: (indicate hardship or practical difficulty)

Irregular shaped building lots to be subdivided by owners for their children.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

> I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

City and State

(Type or Print Name)

for Petitioner:

سدا

or Print Name)

CEIVED W. α

ORDERED By The Zoning Commissioner of Baltimore County, this ____

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.

Mr. William E. Hammond

County Office Building

Towson, Maryland 21204

Zoning Commissioner

Dear Mr. Hammond:

General:

of August , 19.81, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _____29th ____ day of October __A.M.

September 16, 1981

Re: Item #40 (1981-1982)

The following comments are furnished in regard to the plat submitted to this office

for review by the Zoning Advisory Committee in connection with the subject item.

The comments supplied by the Baltimore County Joint Subdivision Planning

This office has no further comment in regard to the plan submitted for Zoning

Sureau of Public Services

Committee June 18, 1981 (copy attached) in connection with their review of this

Advisory Committee review in connection with this Item 40 (1981-1982).

property, are referred to for your consideration.

Zoning Commissioner of Baltimore County. (over)

Property Owner: Joseph R. & Evelyn M. Deady

Acres: 8,503 sq. ft. District: 15th

N/WS Bauernschmidt Dr. 52' N/E of Hillside Dr.

مرينتروه

Name, address and phone number of legal owner, done Ale

tract purchaser or representative to be contacted

52' NE of Hillside Dr., 15th District

RE: PETITION FOR VARIANCES

NW/S of Bauernschmidt Dr.

: 3EFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

JOSEPH R. DEADY, et ux, **Petitioners**

: Case No. 32-111-A

ORDER TO ENTER APPEARANCE

:::::::

Mr. Commissioner:

Pulsuan to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 474-2133

I HEREBY CERTIFY that on this 1st day of October, 1931, a copy of the aforegoing Order was mailed to Mr. and Mrs. Joseph P Deady, Hillside Drive, Baltimore, Maryland 21221, Petitioners.

REVIEWED BY THE TIMORE COUNTY JOINT SUBDIVISION LANNING COMMITTEE JUNE 18, 1981

BAUERNSCHMIDT MANOR

Location

Developer - Mr. Joseph R. Deady, 509 Hallside Drive

Baltimore, MD 21221

Engineer - J.S.T. Engineering Co., Inc., 4831 Belair Road Baltimore, MD 21206

District

- W. of Bauernschmidt Drive, intersection of Riverside Drive with Bauernschmidt Drive

Lot Type - D-R 55

No. of Units: 2 Lots No. of Acres: .447 - Public Water & Sewer

Facilities Representatives Present:

Representing Developer: Joseph Deady, Joseph McGraw

Representing Developer Engineering Division: Harry Shalowitz, Ed McDonough

Developer presented a 30-scale for the proposed subdivision located as stated above. The following comments were made:

Developer stated that he proposes to develop the separate tract of land into two (2) lots with access from Bauernschmidt Drive. Public Water and public sewer exists along this frontage.

The Office of Zoning stated that Developer's Engineer to show the building envelopes' average set-back may be used for this subdivision, each lot shall be a minimum of 6,000 square feet. The rear set-backs as shown do not meet requirements; therefore, a variance will be required for each lot. Developer must make request to the Office of Zoning for a hearing.

The Office of Planning stated that this tract of land may be within the State Wetlands; therefore, may require a State Permit. A development plan is required for all subdivisions; however, the developer may request a waiver for this requirement. Bearings and distance to be shown along the property line of this tract of land. Open space is required for this subdivision; however, developer may request a waiver and be responsible for a fee in lieu of open space. For information pertaining to open space, please contact the Department of Recreation and Parks.

Bureau of Engineering stated that Bauernschmidt Drive is proposed to be improved with a 40-foot curb & gutter cross-section on a 60-foot right-ofway. Developer will not be responsible for road improvements; however, developer will be responsible for the dedication of a highway right-of-way widening, and for the 10-foot revertible slope easement at no cost to the County. Bureau of Engineering stated that this property, as stated by the

. . . JSPC Meeting

June 18, 1981

Re: Bauernschmidt Manor District 15

Office of Planning, may be within the State's Wetlands and may require a Water Resources permit and Corp of Engineering's approval. Storm drains improvements are required; the improvements shall be designed and constructed as a public drain and at developer's cost. Easements are required within this subdivision to make connective storm drain improvements. Developer Engineer to show existing paving width and right-of-way width for Bauernschmidt Drive.

Sediment Control requirements apply at the time of Building Application. Developer Engineer to show the location of any existing street lights within 200-feet of this property. If additional street lights are requested, will be developer's cost. Public Water and Sewer exists on Bauernschmidt Drive and is available in accordance with County standards and specifications. Minimum first floor elevation shall be 11.2-feet.

Soils reports from Soil Conservation District were presented to all representatives present.

Developer was advised that if this plan has been revised in accordance with comments and suggestions of the Committee, this plan may be submitted for further processing.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 22, 1981

COUNTY OFFICE BODG. 11: W. Chesapeake Ave. Towson, Maryland 1.04

MEMBLES

deraid of

indicering

artment of TRIAL Engineering

Micholas III Tormedari Chairman

Dear Mr. & Mrs. Deady:

Stite Roads Commissi Fire Prevention o dith Department oct Planning liter Department

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ing Administration

ustrial

Mr. & Mrs. Joseph M. Deady Hillside Drive Baltimore, Maryland 21221 RE: Item No.40

Petitioner - Joseph Deady, et ux Variance Petition

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this care. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Farticular attention should be afforded to comments of Current Planning. For further information on this comment, you can contact Mr. Jack Wimbley at 454-3335.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Very truly yours, Wichalas & Commentate, NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

Enclosures

MEC:bsc

cc: JST Engineering Co., Inc. 4831 Belair Road Baltimore, Md. 21206

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 NORMAN E. GERGER DRECTOR

October 1, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #40, Zoning Advisory Committee Meeting, August 18, 1981, are as follows:

Property Owner: Joseph R and Evelyn M. Deady Location: NW/S Bauernschmidt Drive 52' N/E of Hillside Drive Acres: 8,503 sq. ft. District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the variance is grunted the petitioner must comply with Title 22 (Subdivision Regulations) of the Baltimore County Code.

Very truly yours,

JLW:rh

cc: Jack Wimbley

Harris Shalowitz

I-SE Key Sheet 1 & 2 NE 39 Pos. Sheets NE 1 J Topo

RAM: EAM: FWR: SS

Attachment

98 Tax Map

GSB:v1g

Current Planning and Development

FILING

103

RECEIVED

ORDER

appearing that strict compliance with the Baltimore County Zoning Regulations would/was paragraphs result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should *********** be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, wis ___, 19____, that the herein Petition for Variance(s) to permit rear yard setbacks of 12 feet for Lot 106A and 19 feet for Lot 106B in lieu of the required 30 feet and a rear yard setback of 16 feet for Lot 106B for an open projection in lieu of the required 22.5 feet should be and the same is GRANTED,

Compliance with the subdivision/development regulations.

2. Approval of a site plan by the Department of Public Works and the Office of Planning and

from and after the date of this Order, subject, however, to the following restrictions:

department of traffic engineering TOWSON, MARYLAND 21204 (301) 494-3550

STEPHEN E. COLLINS

September 25, 1981

A STATE OF THE PROPERTY OF THE

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

RE: ZAC Meeting of August 18, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 33 through 40.

Traffic Engineering Associate II

MSF/rlj

BALTIMORE COUNTY, MARYLAND

August 19, 1981

INTER-OFFICE CORRESPONDENCE

Nick Commodari Charles E. (Ted) Burnham Zoning Advisory Committee SUBJECT Meeting of August 18, 1981

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ITEM NO. 33 Standard Comment ITEM NO. 34 Standard Comment ITEM NO. 35 See Comment ITEM NO. 36 See Comment ITEM NO. 37 Standard Comment ITEM NO. 38 Standard Comment ITEM NO. 39 See C_omment ITEM NO. 40 Standard Comment

> Charles E. (Ted) Burnham Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: - August 13, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: August 18, 1981

RE Item No: 33, 34, 35, 36, 37, 38, 39, 40 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours Wien lich Leteral Wm. Nick Petrovich, Assistant Department of Planning

BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning Date___September 1, 1981

FROM Ian J. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item #33 - Exxon Corporation

Item #36 - William S. and Shelby J. Morgart

Item #37 - Baltimore Gas and Electric Co.

Item #38 - William F. & Susan B. Fritz

/Item #40 - Joseph R. & Evelyn M. Deady Item #41 - Jack W. & Mary J. Eisely

Item #43 - Castlemen/Finkelstein Venture

Item #44 - Viola Gromek

Item #45 - William & Evelyn Comotto

Ian J. Forrest, Director BUREAU OF ENVIRONITHIAL SERVICES

IJF/fth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner Norman E. Gerber, Director Office of Planning and Zoning

October 7, 1981

Petition No. 82-111-A Item 40 SUBJECT TEHNION 110. 02

> Petition for Variance Northwest side of Bauernschmidt Drive, 52 feet Northeast of Hillside Drive Petitioner- Joseph R. Deady, et ux

15th District

HEARING: Thursday, October 29, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY
FIRE DEPARTMENT FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310 PAUL H. REINCKE CHIEF

Mr. William Hammond Coming C_missioner Office of Planning and Zoning Baltimore County Office Building

Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Joseph R. and Evelyn M. Deady

Location: NW/S Bauernschmidt Drive 52' N/E of Hillside Drive

Item No.: 40

Zoning Agenda: Meeting of August 18, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group Approved: Noted and Along Milliam Fire Prevention Bureau

THOMAS C ANDREWS

a manufacture of the second se

STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES WATER RESOURCES ADMINISTRATION TAMES STATE OFFICE BUILDING ANNAPOLIS, MARYLAND 21401 (301) 269-3871

November 16, 1981

Joseph W. McGraw. Jr. J.S.T. Engineering Company, Inc. 4903 Belair Road Baltimore, Maryland 21206

Re: Lot 106 Bauernschmidt Minor JOSEPH R. DUADY, et my

The second secon

Dear Mr. McGraw:

This letter is to confirm the findings of our site visit to the referenced property on November 13, 1981.

No vegetated tidal wetlands exist at the site. However, the bulkheaded basin is tidal wetlands and any alteration therein would require a state wetland license. The enclosed information will provide information regarding license application procedures.

Very truly yours, Theodore J. Hogan Wetland Permits Division

TJH:vst

Encl: Information Brochure Application Package

WNP/bp

TED ZALESKI, JR. DIRECTOR

District:

November 13, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item # 40 Zoning Advisory Committee Meeting, October 27, 1981 sewolkui as era

Joseph R. & Evelyn M. Deady NW/S Bauernschmidt Drive 52' N/E of Hillside Drive Location:

Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a rear yard setback of 12.5' on Lot 106-A and a rear yard setback of 19' on Lot 106-B in lieu of the

required 30' on each lot. 8,503 sq. ft. 15th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- B. A building/ _____permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 2" masonry firewall is required if construction
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction
- X I. Comments Any structure or portion thereof located in a Flood Plain area shall comply with Section 319.0 as amended in Bill 199-79. (See attachment).
 - NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Murles & Sundan

October 21, 1981

WILLIAM E. HAMMOND ZONING COMMISSIONER

Mr. and Mrs. Joseph R. Deady 509 Hillside Drive Baltimore, Maryland 21221

BALTIMORE COUNTY

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

Petition for Variance NW/s Bauernschmidt Dr., 52' NE of Hillside Dr. Case #82-111-A Item

Dear Mr. and Mrs. Deady:

This is to advise you that \$60.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

> WILLIAM E. HAMMONI Zoning Commissioner

Very truly (yours,

WFH:klr_ BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

No. 102640

MISCELLANEOUS CASH RECEIPT

RECEIVED Evelyn M. Deady Posting & Aivertising of Case #E2-111-A

> 303 Abb 16 VALIDATION OR SIGNATURE OF CASHIER

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BTLL JS - 79 BALTIMORE COUNTY BUILDING CODE 1978

EFFECTIVE MARCH 1, 1980

A new section added to read as follows:

Construction in Areas Subject to Flooding.

Areas Subject to Inundation by Tidewaters.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest "loor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

- 2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.
- 3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.
- 319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.
- 1. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.
- 2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential dwellings units damaged in excess of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.
- 3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

Mr. and Mrs. Joseph R. Deady 509 Hillside Deive Ealtimore, Maryland 21221

September 30, 1981

NOTICE OF HEARING

Petition for Variances NW/s of Bauernschmidt Dr., 52' NE of Hillside Dr. Case #82-111-A

Petition for Variance on Thursday, October 29, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BAITIMORE COUNTY

TITION FOR V. RIANCE

15th District

ZONING:

Northwest side of Bauernschmidt Drive, 52 feet Northeast LOCATION:

of Hillside Drive

Thursday, October 29, 1981 at 3:30 A.M. DATE & TIME:

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

Petition for Variance

The Coning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

> Petition for Variances to permit rear yard setbacks of 12 feet (Lot 106A) and 19 feet (Lot 106B) instead of the required 30 feet; and to permit a rear yard setback of 16 feet (Lot 106B) for an open projection instead of the required 22.5 feet.

The Zoning Regulation to be excepted as follows:

Sections 1. B02. 3. C. 1 and 301.1 - minimum rear yard setbacks in D. R. 5. 5 Zone

All that parcel of land in the 15th District of Baltimore County.

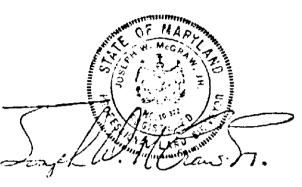
Being the property of Joseph R. Deady, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 29, 1981 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland BY ORDER OF

WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY DESURIPTION

Proposed Lots 106-A & 106-B

Beginning for the same at a point on the northwest side of Bauernschmidt drive 52 feet northeasterly from the northeast side of Hillside Drive and running thence by a line curving to the left with a radius of 146.40 feet for an arc length of 55.52 feet, thence North 02 degrees 38 minutes 40 seconds East 170.00 feet, thence by a line curving to the left with a radius of 80.00 feet for an arc length of 45.00 feet, thence North 29 degrees 35 minutes 40 seconds West 30.80 feet, thence South 33 degrees 23 minutes 29 seconds West 147.50 feet to a wood bulkhead, thence South 63 degrees 25 minutes 25 seconds East 41.00 feet, thence South 30 degrees 04 minutes 13 seconds West 46.00, thence South 32 degrees 51 minutes 18 seconds East 133.50 feet to the place of beginning.



REVISED PLANS

BALTIMORE COUNTY
OFFICE OF PLAKNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

November 23, 1981

Mr. & Mrs. Joseph R. Deady 509 Hillside Drive Baltimore, Maryland 21221

> RE: Petition for Variances NW/S of Bauernschmidt Dr., 52' NE of Hillside Dr. - 15th Election District Joseph R. Deady, et ux - Petitioners NO. 82-111-A (Item No. 40)

Dear Mr. & Mrs. Deady:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

509 Hillside Drive Baltimore, MD 21221 August 21, 1981

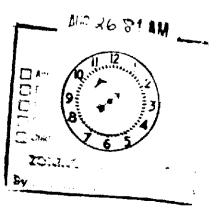
Mr. William E. Howard Zoning Commissioner Room 109 County Office Building Towson, MD 21204 Dear Mr. Howard:

We are requesting an early hearing on the planned sub-division of our lot. We started work on this project several years ago.

Two of our children (now living in apartments) are anxious to build houses of their own on these lots.

We will appreciate anything you can do to help speed up our plans.

And the straight of the straig



Denied

Previous case: -, ;-

in vicinita

Granted by

ZC, BA, CC, CA

Reviewed by:

JST Engineering Co., Inc. 48372 Belair Road Baltimore, No. 21206

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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Petitioner Joseph K. Deady	r, et w			ing Co	mmış	sioner	1/1	1 1	1	,
Petitioner's Attorney				Rev	iewed		utol	6/1	mor	den
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PETITION FOR VARIANCE 15th DISTRICT ZONING: Petition for Variance										
LOCATION: Northwest side of Bauernschmidt Drive, 52 feet Northesst o Hillside Drive DATE & TIME: Thursday, October 29, 1931 at 9:30 A.M. PUBLIC HEARING. Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson. Maryland		CEI	RTIF	ICA'	re (OF 1) PUB:	LICA	OIT	N
The Zoning Commissioner of Bal- timore County, by authority of the Gining Act and Regulations of			TOW	VSON, N	ID.,		_ _Ωstob	er_8	19.	81_
Baltimore County, will hold a public hearing: Petition for Variance to permit		THI						l advert		_
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on the northwest slide of Bauerr-! schmidt drive to feet northeasterly from the northeast side of Hillside Drive and running thence by a line		9£1		_ un venuele lyé		way	· ·		oct/MC	<u></u>
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minutes 40 seconds East 170.00 feet, thence by a line curving to the left with a radius of 80.00 feet for an					J. I	la	uk.	ERSON	with	2
arc length of 45.00 feet, thence North 29 degrees 35 minutes 40 sec- onds West 30.80 feet, thence South								,	Manag	er.
33 degrees 23 minutes 29 seconds West 147.50 feet to a wood bulk- head, thence South 84 degrees 25 minutes 25 seconds Eart 41.00 feet,	C	Cost of A	dvertis	ement, \$						
thence South 30 degrees 04 minutes 13 seconds West 46.00, thence South 22 degrees 51 minutes 18 seconds										
East 133.50 feet to the place of beginning. Being the property of Joseph R.										
Deady, et ux, as shown on plat plan filed with the Zoning Department Hearing Date: Thursday, October	100 mg 10									9
29, 1961 at 9:30 A.M. Public Hearing: Room 106 County Office Building, 111 W. Chesapeake	3 2 2 2									ŝ
Ave., Towson, Maryland By Order Of WILLIAM E. HAMMOND.	- - - -									
Zoning Commissioner of Baltimore County Oct. 8.	7 4 4 									
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PETITION M	APPI	NG	PRO	GRE	SS	SHEE	T			giller belge de
FUNCTION We date	il Map	Orig date	inal by	Dupl date	icat e by	Tra:	cing by	200 S date	heet by	
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Revised Plans:

Map #

Change in outline or description____Yes

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Petition for Variance

16TH DISTRICT ZONING: Petition for

of 16 feet (Lot 106B) for an open projection instead of the required 22.5 feet.

The Zoning Rejulation to be excepted as follows:
Sections 1.802.3.C.1 and 301.1 - minimum rear yard setbacks in D.R. 5.5 Zone All that percel of land in

301.1 · minimum rear yard setbacks in D.R. 5.5 Zone
All that parcel of land in the 15th District of Baltimore County.
Beginning for the same at a point on the northwest side of Hauernschmidt drive 52 feet northeasterly from the northeast side of Hillside Drive and running thence by a line curving to the left with a radius of 146.40 feet for an arc length of 55.52 feet, thence North 02 degrees 38 minutes 40 seconds East 170.60 feet, thence by a line curving to the left with a radius of 80.00 feet for an arc length of 45.00 feet, thence North 29 degrees 35 minutes 40 seconds West 30.80 feet, thence South 33 degrees 23 minutes 29 seconds Wast 147.50 feet to a wood bulkhead, thence South 63 degrees 25 minutes 25 seconds East 41.00 feet, thence South 30 degrees 04 minutes 13 seconds West 46.00, thence South 32 degrees 51 minutes 18 seconds East 133.50 feet to the place of beginning.

Being the property of Joseph R. Deady, et ux. as shown on plat plan filed with the Zoning Department.

Hearing Date: Thurs-

Hearing Date: Thursday, Oct. 29, 1981 at 9:30 Public Hearing: Boom & Courty Office Building 111 W. Chesapeake Ave. Towson, Maryland. BY OKDER OF

William E. Hammond Loning Commissioner
of Baltimore County

Qe Times

Thi	is is to Certify, 1	That the a	DDEX
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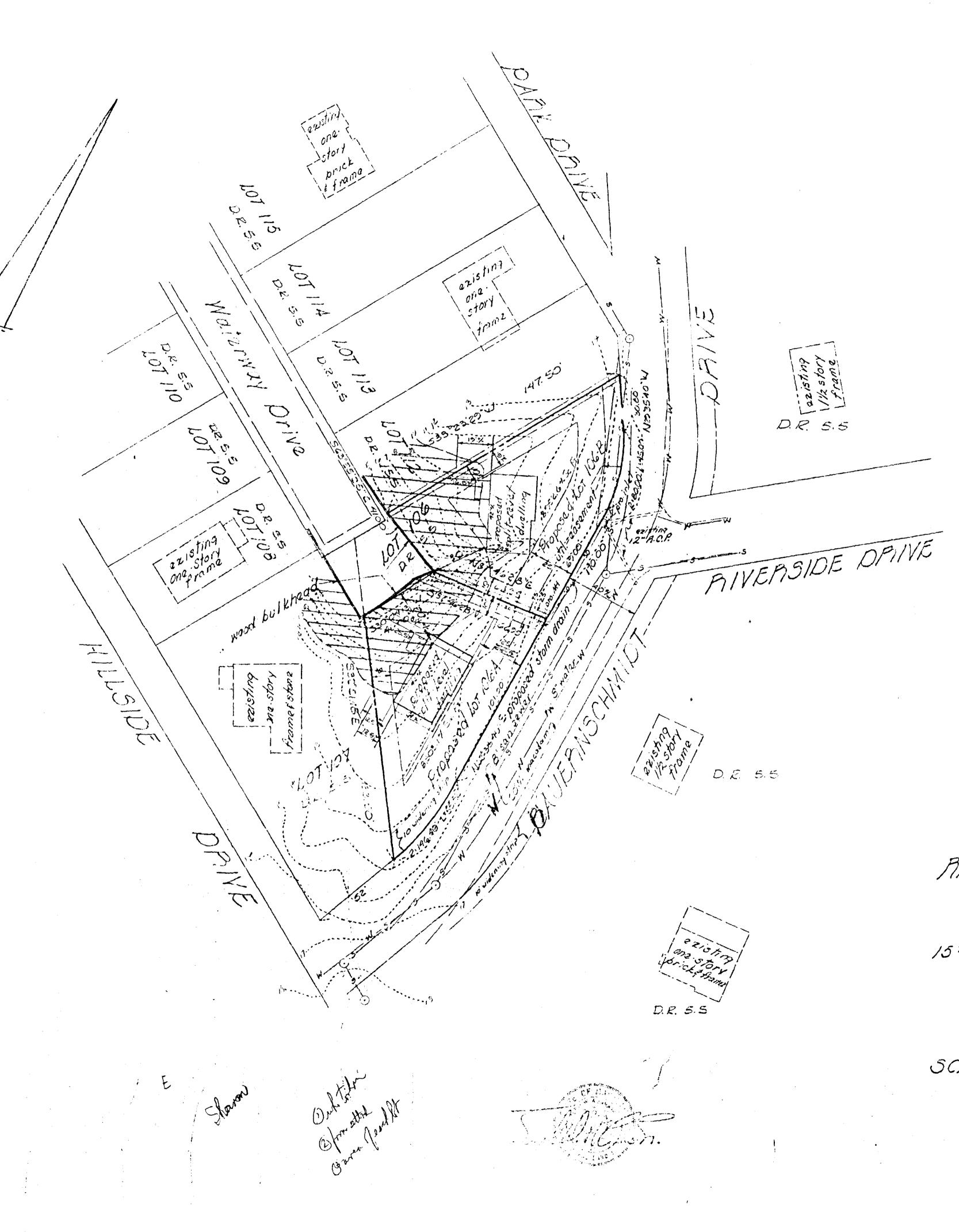
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

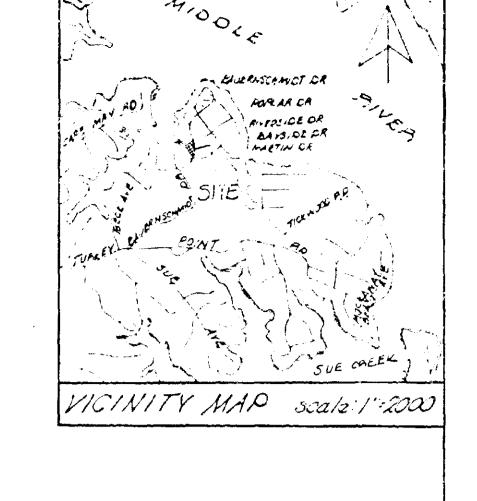
County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received thisd	lay of August, 1981
Filing Fee \$ Rec	eived: Check
	Cash
	Other
No. 10164	$1 \in \mathbb{Z}$
BALTIMORE COUNTY, MINUS DIVISION OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	nmond, Zoning Commissione
DATE 9/29/81 ACCOUNT	
AMOUNT \$25,00	etition for assignment of a
Filing Fee for Case #82-111-A (Deady)	
FOR:	\$.
25 to 20 25 to 25	make



NOTES Gross area of Tract - 0.447 acres 1-Present zoning - D.P. 5.5 No. of jots allowed - 2 Lots No. of Poto proposed - 2 Loto Waiver for local open space to be regularized Waiver for final development plan to be requested Existing contours based on field our topograpopic SULVEY Deed reference for Lot 106: G.L.O. 2730, folio 161 Front building setback shown hereon comply with Section 303-1 of Baltimore County Zoning Code. Required minimum 1er floor alavation is 11" due to 100 year flood plyin. 10' Contour is limit of 100 year flood plain. DETAIL-PROPOSED GRADING





Banch Mark

P.P. Spike in macadam on northeast citle of Bavernschmidt Drive at Priverside Drive

100 Year Flood Plain Area

Plat to Accompany the Patition for Zoning Variance for the

PLESUBDIVISION OF LOT 106

ELUSINS CHMIST MANOPI PLAT ROOK 12, FOLIO 81 15TH ELECTION COISTRICT - BALTIMORE CO. MD.

DEVELOPEP:

VOSEFH P. DEADY

HILLEIGE DPIVE

ZALTO CO, MO. 21221

SCALE: 1":30"

DATE: 8.6.31

J.

S.

THEM #40

T. ENGINEEPING CO., INC.

PROMESSIONAL LANC SURVEYORS

155.1/6 651.1/6 1001.0

EALTINISEE, MISERIANE SILONO

80884

NOTES

Gross area of Tract - 0.447 acrest/-

Present zoning - D.P. 5.5

No. of lots allowed - 2 Lots

No. of luta proposed - 2 Lots

Waiver for local open space to be requested

Waiver for final development plan to be requested

Existing contours based on field run topographic

survey

Deed reference for Lot 106: G.L.B. 2730, folio A61
Front building setback snown hereon comply
with Section 303.1 of Baltimore County
Zoning Code.

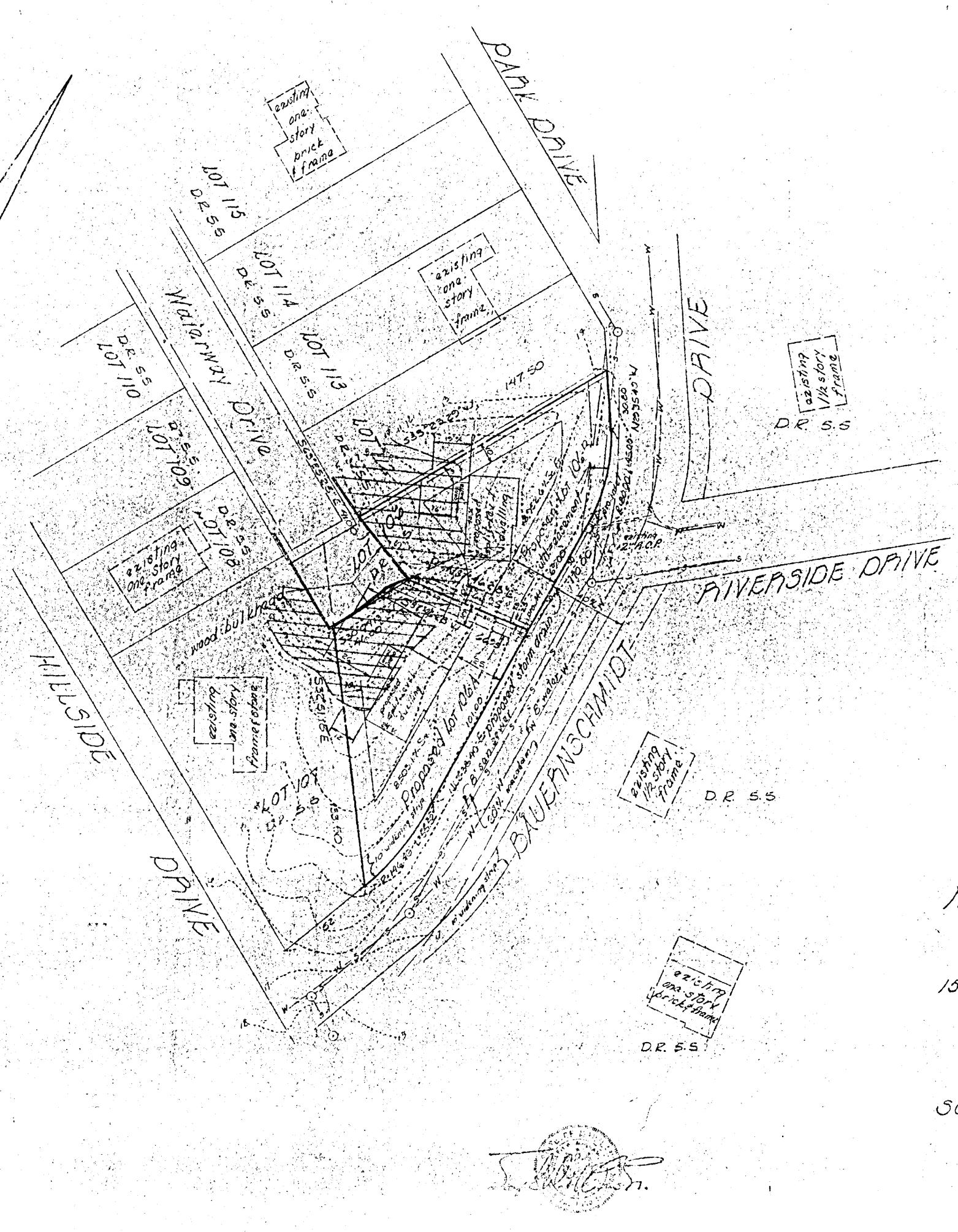
Required minimum 1et floor elevation is 11'
due to 100 year flood plain.

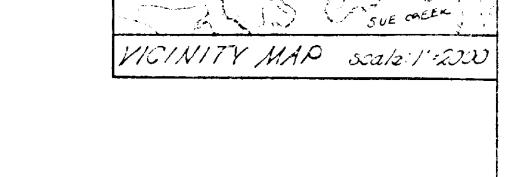
10' Contour is limit of 100 year flood plain.

DETAIL-PROPOSED GRADING

150 mg 190 uper 190 u

----- existing contours





Banch Mark

R.R. Spike in macadam on north

east side of Bavernschmidt

Drive at Pherside Drive

100 Year Flood Plain Area

Revised

Plat to Accompany the Petition for Joning Variance for the

PESUBDIVISION OF LOT 106

ENUSINSCHMIDT MANOR PLAT BOOK 12, FOLIO 81

15 TH ELECTION DISTRICT - BALTIMORE CO. MO.

DEVELOPEA: JOSEFH A. DEADY

HILL 310E DPIVE

BALTO CO, MO. 21221

SCALE: 1":30" DATE: 8-6-31
Revised: 9-EQUAL

S. TENGINEEPING CO., INC.

PROTESSIONAL LAND SURVEYOUS

153 1/2 EELAID BOND

EALTIMORE MIRRIANE SICOG

50534

NOTES

Gross area of Tract 0.447 acres 11-

Present zoning - D.P. 5.5

No. of lots allowed - 2 Lots

No. of tota proposed - 2 Lote

Waiver for local open space to be requested Waiver for final development plan to be requested Existing contours based on field run topographic SULVEY

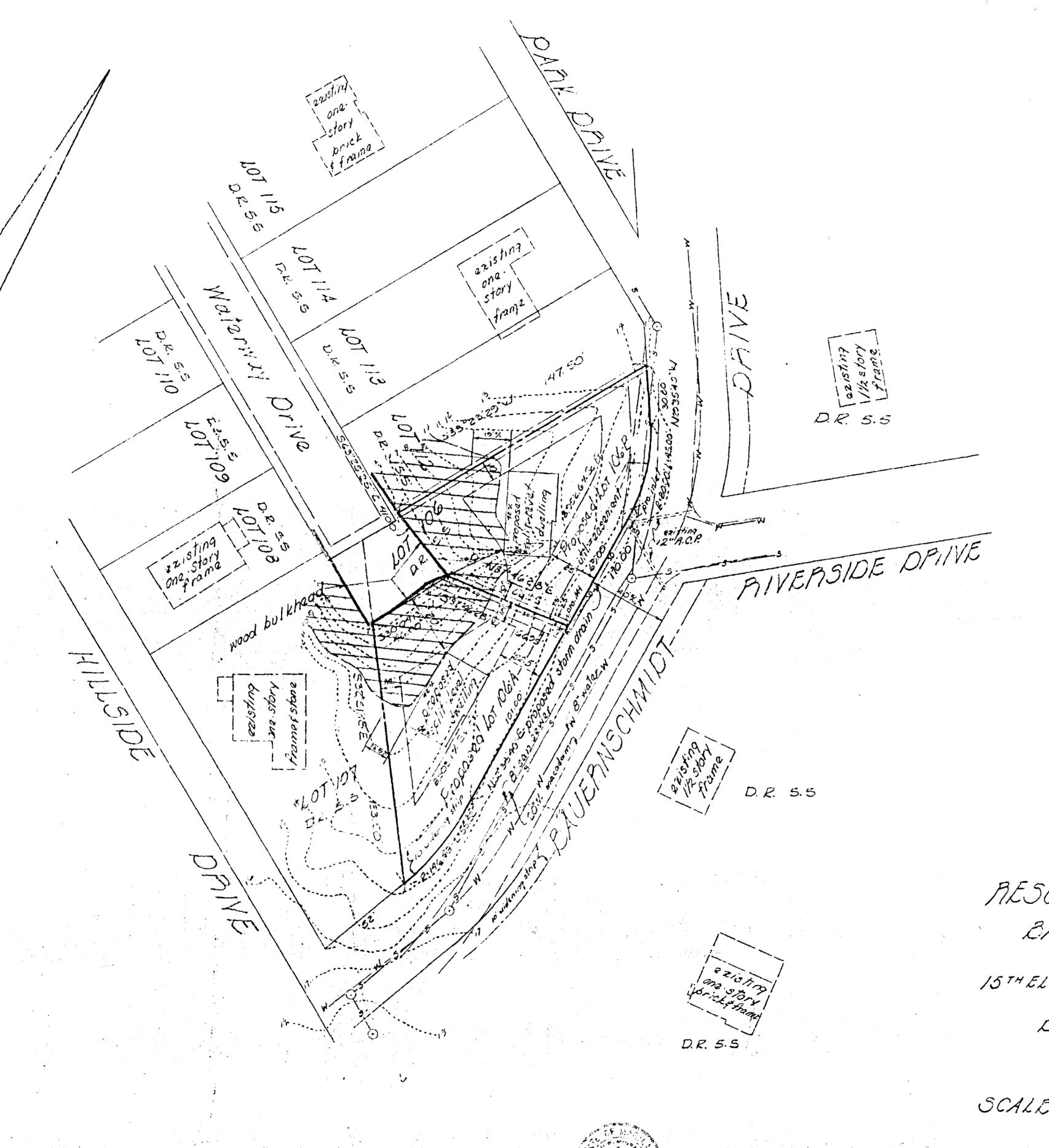
Deed reference for Lot 106 G.L. 2730, folio 461 Front building setback shown hereon comply with Section 303-1 of Baltimore County Zoning Code.

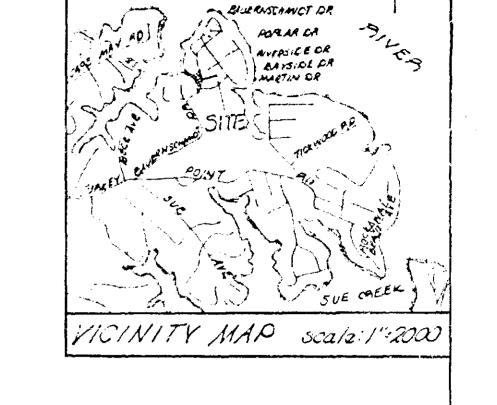
Required minimum 1st floor elevation is 11' due to 100 year flood plain.

10' Contour is limit of 100 year flood plain.

DETAIL. PROPOSED GRADING

------ existing contours





Banch Mark

A.A. Spike in macadam on northeast side of Bavernschmidt Drive at Priverside Drive

100 Year Flood Plain Area

Plat to Accompany the Patition for Zoning Variance

AESUBDIVISION OF LOT 106

BAUETINSCHMIDT MANCH PLAT 200K 12, FOLIO 81 15 TH ELECTION DISTRICT - BALTIMORE CO. MD.

DEVELOPEA:

JOSEFH A. DEADY

HILLEINE DPIVE

21270 CO, MO. 21221

SCALE: 1":30"

DATE: 8-6-31

T. ENGINEEPING CO., INC. PROFESSIONAL LAND SUPVEYORS
18311/2 BELAIR BOAD
BALTIMORE, MARYLAND 21206

80884